

## **WEST ST. PAUL PLANNING COMMISSION**

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Hubert on Tuesday, April 21, 2015, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

### **ROLL CALL**

Commissioners present: Chair Hubert, Vice-Chair Leuer and Commissioners Fernandez, McPhillips, and Kavanaugh.

Commissioners excused: None.

### **Also Present:**

Community Development Director Jim Hartshorn, Council Liaison John Bellows, and Recording Secretary Trena Blume.

### **APPROVE MINUTES**

**ON MOTION of Leuer, seconded by McPhillips, RESOLVED to approve the West St. Paul Planning Commission meeting minutes of March 17, 2015 as written.**

Ayes: 5      Nays: 0

### **PUBLIC HEARINGS**

#### **CASE # 15-04**

#### **Zoning Ordinance**

**Amendment, Sections 3.2 and 29.2, to define and allow Early Childhood Learning Centers as a Conditional Use in the I2, General Industrial District – City of West St. Paul**

Community Development Director Jim Hartshorn reviewed ISD 197s' proposal to add a new Early Childhood Learning Center at 1970 Christiansen Avenue. The property is zoned I2, General Industrial and does not currently allow the proposed Use at that location. As a result, in order to accommodate the request, Staff is recommending approval of the attached amendment which: 1) defines the Use ("Early Childhood Learning Center") and 2) allows Early Childhood Learning Centers as a Conditional Use in the I2, General Industrial District.

Commissioner McPhillips asked if a map was available of the area where the Learning Center is planning on being operated.

Community Development Director Hartshorn replied he did have a map available and explained the area involved and the reasons for the choice that was made. A question that was brought up was whether the building would stay on the tax roll and he stated that it definitely would.

Vice-Chair Leuer asked how the City currently handles zoning for day care centers and schools. Community Development Director Hartshorn replied that day care centers and schools are zoned residential and the difference between Early Childhood Centers and day cares and/or schools was explained.

Commissioner McPhillips asked if the school district would be leasing the building from the owner(s). And, as far as educational purposes are concerned are school districts heading towards leasing / renting buildings vs building them. Community Development Director Hartshorn stated they looked at difference scenarios and the school district does not have any plans on doing anything else other than what is being presented tonight.

Chair Hubert asked the applicants to come forward. Mr. Peter Beck and Mr. Josh Krsnak (owner) spoke about his purchase last August and how his children are in a similar program and are thriving on the opportunity. Mr. Krsnak said he thought consolidating this program into one building would be great for the City of West St. Paul.

Mr. Beck clarified a few questions that were asked previously. He said 87% of the building would be leased to the school district and the lease is good for ten (10) years although after seven (7) years the lease could be terminated.

### **Public Hearing**

Chair Hubert opened the Public Hearing at 7:09 pm and since there were no other audience members he closed the Public Hearing at 7:09 PM.

**ON MOTION by McPhillips, seconded by Kavanaugh, the Planning Commission recommended approval of Case #15-04, the Zoning Ordinance Amendment, Sections 3.2 and 29.2, to define and allow Early Childhood Learning Centers as a Conditional Use in the I2, General Industrial District – City of West St. Paul.**

Ayes: 5      Nays: 0      Abstain: 0

The application goes to Council for consideration on Tuesday, April 28, 2015 at 6:30 p.m.

### **NEW BUSINESS**

None.

### **OLD BUSINESS**

#### **Environmental Committee Liaison**

The Environmental Committee still has one vacancy and meets the first Wednesday of every month at 5:00 pm. City Council Liaison John Bellows talked about the position he had previously held on

the Environmental Committee. Chair Hubert asked if anyone would like to volunteer for the position. And, since no one volunteered he asked for a motion to adjourn

**ADJOURNMENT**

**ON MOTION of Leuer, seconded by McPhillips, Commissioners RESOVLED to ADJOURN the April 21, 2015, regular meeting of the Planning Commission at 7:14 p.m.**  
All Ayes. 5/0